

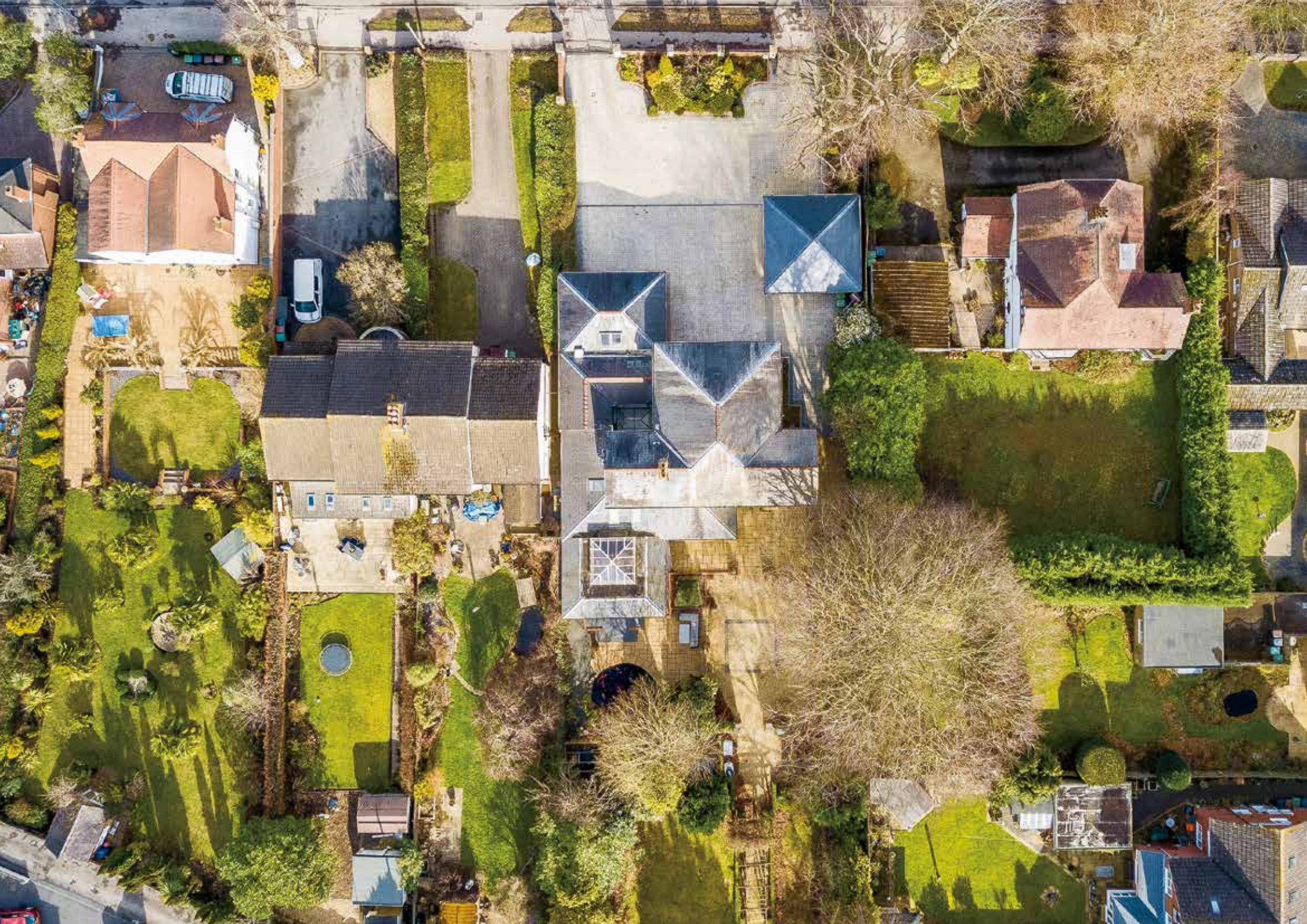


The Nut House
95 Lutterworth Road | Whitestone | Nuneaton | CV11 6QA

FINE & COUNTRY

THE NUT HOUSE

The Nut House is set back and nestled within a secluded position of half an acre, boasting over 4,000 square feet. The property has recently gone through a full refurbishment, has an ideal in and out driveway behind two sets of electronic gates and is offered with no onward chain. This majestic, refurbished Edwardian detached family home has established landscaped gardens which feature an oriental koi pond, a glorious summerhouse with bar and patio areas, ideal for alfresco dining and relaxation. Situated within a highly recommended and sought-after location of Whitestone, The Nut House showcases traditional and contemporary features throughout the whole home.



Upon entering the private grounds of The Nut House, you are greeted with two sets of double electric gates allowing you an in and out driveway system, CCTV, spotlights, manicured bushes and shrubs at the front and sides of the driveway against brick walls, and a double detached garage with power and lighting inside. The block paved courtyard driveway offers you parking for at least ten vehicles, bordered with shrubs and flowerbeds.

Upon entering the home from the side of the property, you enter into an enclosed porch with double glazed front door, double glazed side window, windows above and outdoor lighting.

The reception hall has elegant archway architecture, decorate Amtico flooring, a cast iron feature fireplace with hearth and surround and a staircase arising to first floor. There is also a dado rail, high ceilings, coving to ceiling, double glazed sash style windows to side, double glazed French doors opening out onto the rear garden, radiator and access to the drawing room.

The tranquil drawing room/sitting room has a cast iron feature fireplace with hearth and surround, double glazed box bay window to side with comfortable seating available underneath, a double glazed window to front, coving to ceiling, high ceilings, dado rail with architecture, and wooden flooring.

The spacious open plan lounge has a cast iron feature fireplace with hearth and surround, two built in radiators, coving to ceiling, a high ceiling, wooden flooring, double glazed French doors and a window either side opening onto the rear garden. There are also double glazed French doors with access in the kitchen/breakfast room.

The kitchen/breakfast room with orangery has three double glazed skylight windows to ceiling letting the natural light flood through the hub of the home, with a high specification kitchen comprising of cupboards and draws with internal storage facilities under a bespoke squared work surface. There is a Britannia integrated eye level twin electric oven, Rangemaster combination oven with gas hob, canopy extractor above and splashback, Rangemaster integrated microwave and coffee machine. This room also has a Belfast

sunken sink with mixer taps, integrated dishwasher, space for further appliances, a separate built-in walk-in pantry for further storage and appliances, two radiators, feature lighting, coving to ceiling, shelving, and archway architecture. The orangery has seating for six people under a lantern style glass roof with two sets of double glazed French doors with side windows overlooking the tranquil koi pond and foliage. There is a cast iron feature fireplace with hearth and brick feature surround, seating for at least six people, stone composite flooring, dado rail, and with access to the entrance hall and a step up into the sitting room.

The majestic dining room, which comfortably seats 12-14 people, features an iron cast fireplace with hearth and surround, double glazed shutter style windows to rear overlooking the spectacular garden's character, coving to ceiling, parquet flooring, glass sliding doors stepping into the cinema room and into the inner courtyard best known as "The Square".

The contemporary inner courtyard, also known as The Square, has a glass pitched roof allowing natural light to flood through, and has access into the study, kitchen, dining room, laundry room, and entrance hall, with tiled flooring, coving to ceiling, exposed painted original brickwork and spotlights.

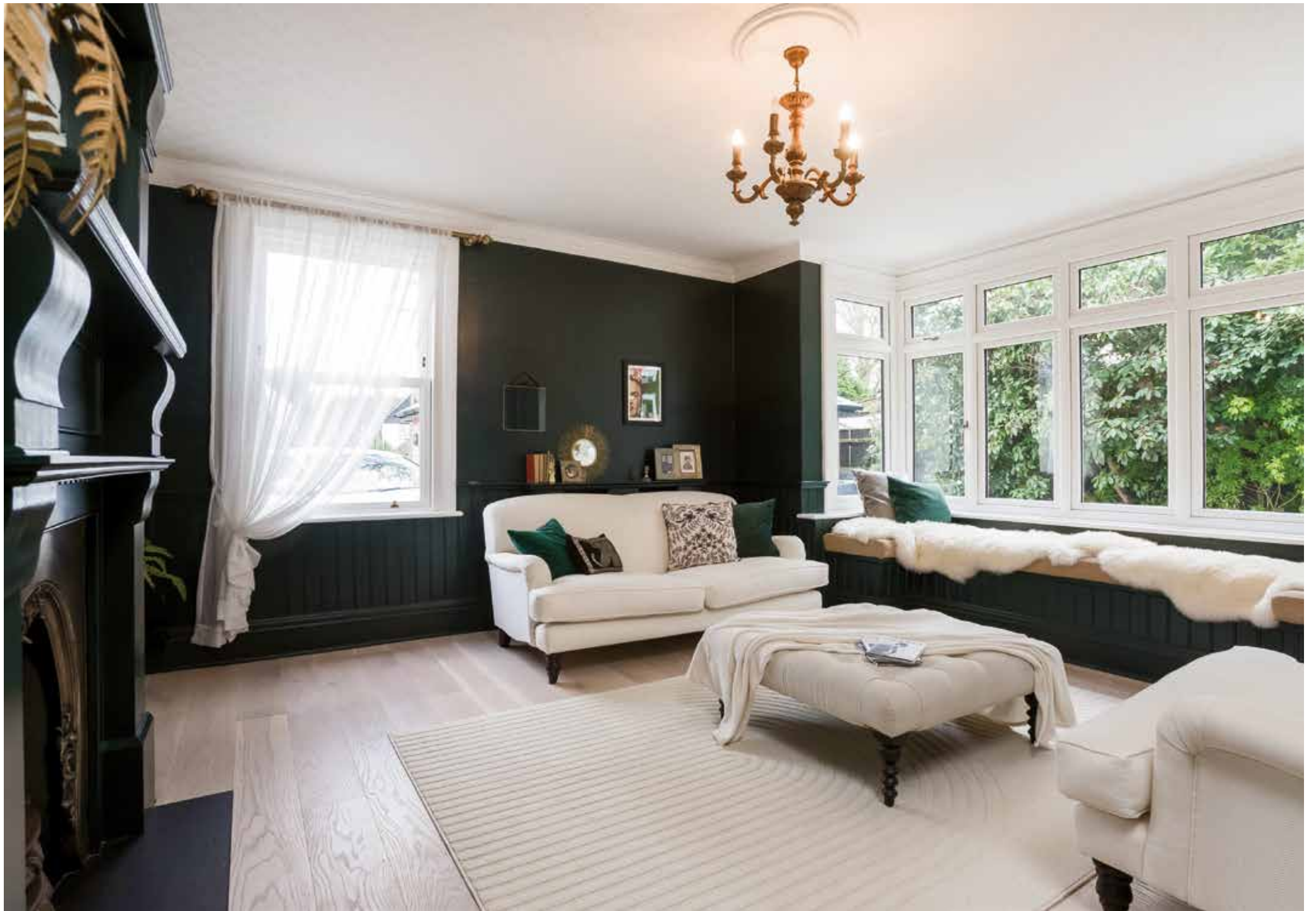
The cinema room has three double glazed sash style windows to side, two radiators and built in glass doors leading into the wine room. There are stairs arising to a family room/bedroom five, surround sound system, projector, high ceiling, ceiling spot lights and parquet flooring.

The wine room has floor to ceiling storage and drawers for your vintage and collectable alcoholic beverages.

The study room offers a spacious office space for the new generation of working from home and home schooling.

The laundry room has fitted cupboards and storage space, plumbing for washing machine, fitted work surface, inset sink with drainer and mixer taps.









Seller Insight

“ We came to view the property 12 years ago and can easily recall the feeling of being wrapped in its warm embrace when we first walked in. The Edwardian features in the hallway were outstanding and there was a beautiful flow to the downstairs layout that really appealed to us,” say the owners.

“We have renovated the property in several stages during our time here and it was important for us to achieve a balance between our taste and family lifestyle, whilst being sympathetic to the age of the property and characterful features. We wanted a home that was comfortable and suitable for day to day family life and that’s what we have now. The rooms are multifunctional and there’s plenty of space to be together or on our own when in need of some quiet time.”

“We modernised & updated the kitchen throughout with high end luxury appliances with an abundance of natural light coming through the skylights and French doors; it’s the heart of the home that brings the outside in. In the Square & Dining Room, we installed feature Crittall doors and walls which flood the space with natural light. Our cinema room is wonderful too; inspired by 1920s/30s Gentleman’s Smoking Rooms, it’s dark and luxurious, and fitted out with state-of-the-art equipment. I also have to mention the laundry room as everyone loves it! Originally the old boiler room, it now enjoys a new lease of life with a laundry rail, boxes, and all the necessary functionality, yet it also manages to look fabulous with high ceilings, exposed brick, and shelving.”

“The property is made for entertaining and we’ve had many parties in the garden, including engagements, birthdays, and anniversaries where we’ve celebrated with up to 250 guests, a helter-skelter and bucking bronco, vintage gin bars, and live bands. There’s easy side access for caterers and their equipment, so it’s practical too. It’s also a very relaxing space where we can indulge in peace and tranquillity in total privacy at the bottom of the garden or enjoy a cup of coffee or glass of wine on the patio.”

“There are some excellent amenities locally, including independent shops, supermarkets, nail bars, cafes, and casual dining facilities or it’s just as easy to head into Birmingham, Leicester, and London by car or train to access an even wider range of facilities. There are also plenty of walking opportunities, either straight from the house or just a short drive away which is great, especially if you have dogs.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Sleeping Quarters

Stairs arise from the entrance and reception hall onto the first floor spacious 'S' shape landing with dado rail, wooden flooring, radiator and double glazed sash style window to rear.

Bedroom one has two double glazed sash style windows to rear, coving to ceiling, radiator and access to its own en suite. This luxury en suite comprises of a free-standing bath with cast iron legs, low level WC, vanity unit with sink and mixer taps, built in shower cubicle with waterfall shower, dado rail, coving to ceiling, double glazed sash style window to rear and wooden flooring.

Bedroom four, which is currently being utilised as a dressing room, has two double glazed sash style windows to front, a dado rail, radiator, coving to ceiling, high ceiling, and three double built in wardrobes.

Bedroom two has two double glazed sash style windows to front and side, coving to ceiling, high ceiling, and access to its own quant en suite. The suite comprises of shower cubicle with shower attachment, wash hand basin & low-level WC.

Bedroom three has two double glazed sash style windows to rear and side, coving to ceiling, high ceiling and wooden flooring.

The family bathroom comprises of glass shower cubicle with shower attachment, free standing bath on cast iron legs, low-level WC and wash hand basin with mixer taps. There is also a wall mounted radiator, extractor fan, tiles to wall, tiled flooring and two double glazed sash style windows.

Stairs arise from the cinema room up to the family room/bedroom five with pitched ceiling, dado rail, two Velux windows to ceiling, storage under the eaves, tiles to floor, and radiator.









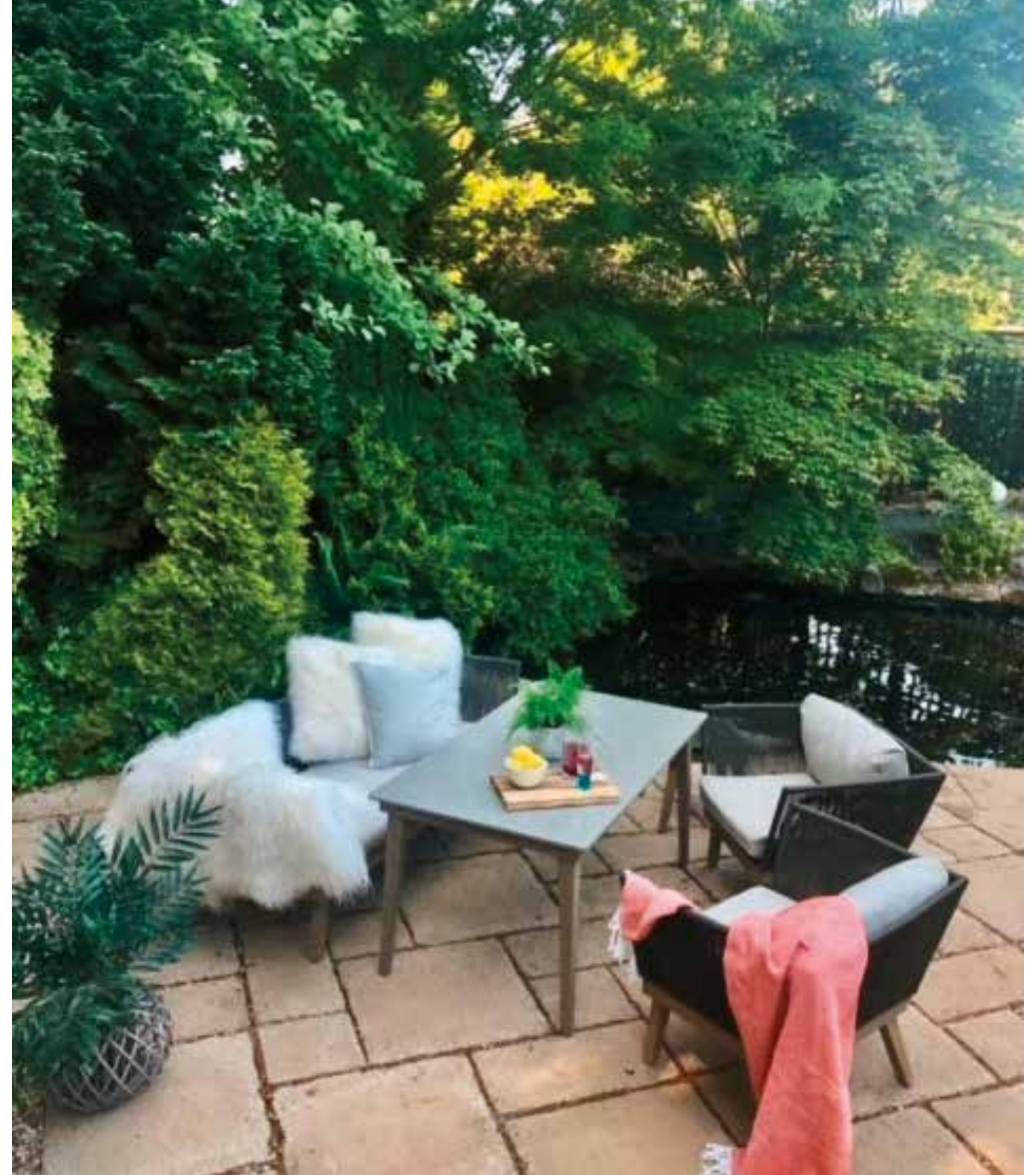
Outside

The Nut House is set on spectacular grounds extending to approximately half an acre of established landscaped foliage, an oriental koi pond, a glorious Summerhouse with bar and patio areas for your alfresco dining and relaxation.

The rear garden offers you the substantial foliage with shrubs, flowerbeds and a manicured laid to lawn with raised patio areas for your socialising and sun lounging. From the kitchen/breakfast room you're stepping out onto a dining patio area with a canopy above and raised structure around to the drawing room. Additionally,

there is seating off the raised area for your morning beverage, with loose stone pathways leading you to the laid to lawn with seclusion from mature shrubs flowerbeds and trees. The rear garden also offers a summer house which holds a bar area and seating for your evening entertainments.

The front of the property boasts an in and out driveway through double electric gates with a smart courtyard area to accommodate for at least ten vehicles, manicured foliage and flowerbeds flanked to both sides and the front, and a double detached garage with power and lighting.







LOCATION

Whitestone is a suburban area of Nuneaton in Warwickshire in central England. It is located approximately two miles south-east of Nuneaton town centre. The area takes its name from "The White Stone", a former milestone or guide post. This stone is still visible to travellers at the junction of Lutterworth Road, Bulkington Lane and Golf Drive, in front of the area's main shopping parade. Whitestone offers you links via railway stations into London, Commuter Routes via the Motorways M6 M69 & A5, and ease of access to amenities, boutique shops & schools.





Services
Mains gas, electricity, water & main drainage.

Local Authority
Nuneaton and Bedworth

Tenure - Freehold

EPC C

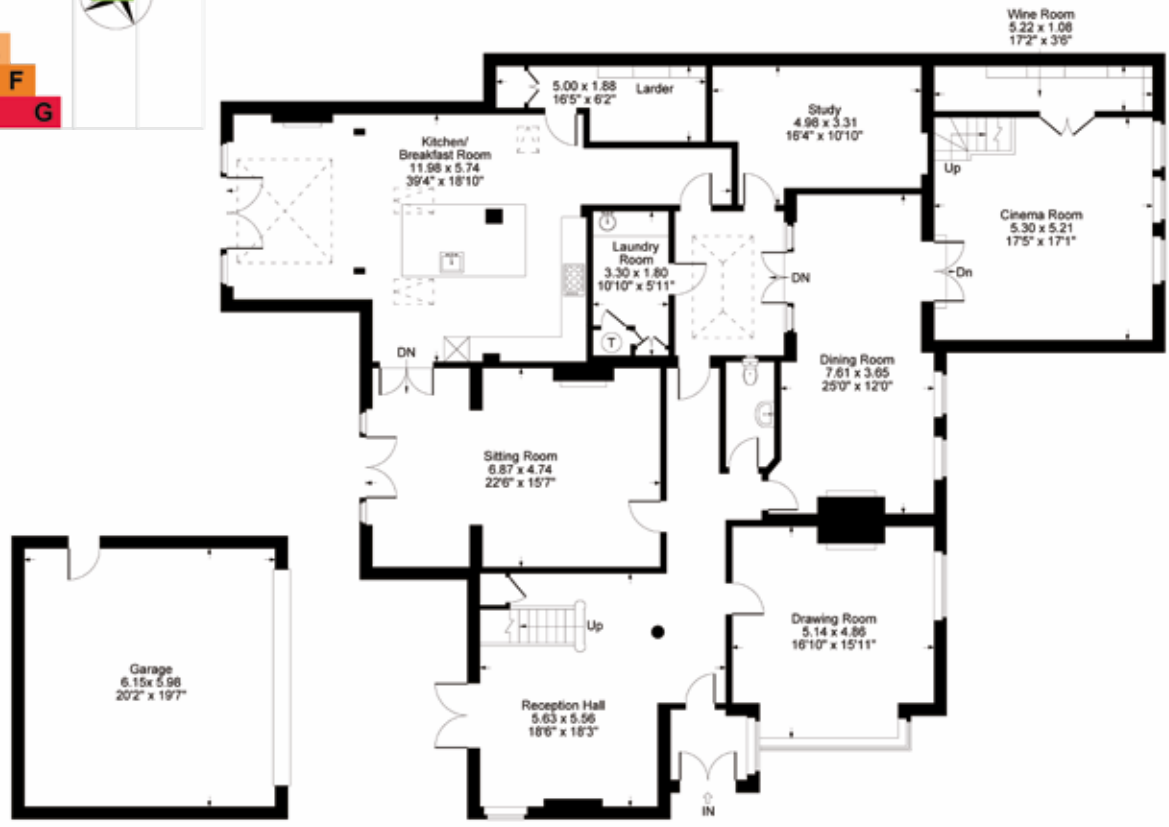
Council Tax Band G

Viewing Arrangements
Strictly via the vendors sole agents; Fine & Country Coventry on 02476-50015 & Graham Howell on 07972-616405

Website
For more information visit www.fineandcountry.com/uk/coventry

Opening Hours
Monday to Friday 9.00-17.30
Saturday 9.00-16.30
Sunday By Appointment Only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Garage

Ground Floor

First Floor

Approximate Gross Internal Area = 388.48 sq m / 4182 sq ft
 Garage = 36.77 sq m / 396 sq ft
 Total Area = 425.25 sq m / 4578 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







GRAHAM HOWELL
PARTNER AGENT

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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